

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: December 1, 2005

ITEM No. 5

CASE NUMBER/
PROJECT NAME **77-DR-2005**
 6th Street Lofts

LOCATION 6937 E. 6th Street

REQUEST Request approval of a site plan and elevations for five (5) attached townhomes on a 0.31 acre parcel.

OWNER	Scottsdale Urban Revitalization Group 602-740-0888	ENGINEER	Bonderud Architecture, PLLC 602-725-6502
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ARCHITECT/ DESIGNER	Bonderud Architecture, PLLC 602-725-6502	APPLICANT/ COORDINATOR	Eric Meyers 6th Street Lofts 602-697-0976
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BACKGROUND **Zoning.**

The site is zoned R-5. This zoning classification allows multiple-family dwelling units, and permits up to 23 dwelling units per acre.

Context.

The site is located just southwest of the Downtown area, on the southeast corner of N. 69th Place and E. 6th Street.

Adjacent Uses:

- North: Multi-family housing in an R-5/DO zone.
- South: Multi-family housing in an R-5 zone.
- East: Multi-family housing in an R-5 zone and converted single family residential to commercial storefronts in a C-3/DO zone.
- West: Single family housing in an R1-7 zone.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant is requesting approval for a site plan, elevations, landscape plan, and building materials and colors for a new five-unit townhome project to be located at the southeast corner of N. 69th Place and E. 6th Street.

Development Information:

- | | |
|-----------------|---------------------------|
| • Existing Use: | Single family residential |
| • Proposed Use: | Multi-family residential |
| • Parcel Size: | 13, 527 Square Feet |

- Total Units: 5 (17 Units/Acre)
- Building Height Allowed: 36 Feet
- Building Height Proposed: 34.5 Feet
- Parking Required: 10 Spaces
- Parking Provided: 10 Spaces
- Open Space Required: 2,976 Square Feet
- Open Space Provided: 2,990 Square Feet
- Private Outdoor Living Space Required: 200 Square Feet per Unit
- Private Outdoor Living Space Provided: 200 Square Feet per unit

DISCUSSION

Project Characteristics

The applicant is proposing to develop a new five (5)-unit townhouse project at the southeast corner of N. 69th Place and E. 6th Street, just outside the downtown area. The project will replace an older, single-family residence. The project will include the following features:

1. Access: Access will be provided off of 6th Street, and each unit will have direct access to a two-car garage. The front doors will be elevated, with second-story, raised front porches fronting N. 69th Place.
2. Landscape: The front façade of the structure will be softened with a mixture of midiron turf, 36-inch box Jacaranda and 6-inch to 18-inch trunk citrus trees. There will also be a series of 5-gallon shrubs, including Red Bird of Paradise, Cape Honeysuckle, and Katie Ruella.
3. Overall Height: At a proposed height of 34 feet, 6 inches, the project will be within the 36-foot height limit for the R-5 Zoning district.

Architectural Style & Building Materials/Colors

The applicant is proposing a raised front façade for the units, with the front doors located approximately 10 feet above natural grade, raised front porches, and the above mentioned landscaping in the front yard areas. The architectural elements also include third-story balconies, columns to break the length of the building, a recess in the middle of the structure, and projections for awnings and wrought iron railings.

The applicant is proposing the following:

- Building Materials: CMU block (Colored Javelina Brown), Smooth Stucco (Dunn Edwards Hickory), Colored concrete (Dunn Edwards Cochise), Canvas Awnings (Black)
- Non-Material Paint Colors: Painted trim color (Black), Accent Color – ceiling of front porch (White)

In general, the CMU block will be located along the western (front) elevation on the first floor façade, where the stairwell rises from the ground level to the front doors of the units (located on the 2nd floor). There will be painted trim wood railings on the front of the porch, with smooth stucco on the majority of the face of the building at the 2nd and 3rd levels, along with a smooth stucco capstone at each of the columns that terminate at the raised front porch. The applicant is proposing canvas awnings. These types of awnings, unless maintained and replaced, will fade or decompose due to the extreme heat. Staff has added a stipulation requiring the awnings to be made of metal.

OTHER BOARDS AND
COMMISSIONS

Not applicable. The Development Review Board is the final decision making body in this case, unless a timely appeal is filed with the City Clerk of the City of Scottsdale.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

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APPROVED BY

Mac Cummins, AICP
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
7. Color Rendering
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 9-9-05
Coordinator: Mac Cummins
Project Name: 6th Street Lofts

Project No.: 141 - PA - 2005
Case No.: 77-DR-2005

Project Location: 6937 East 6th Street

Property Details:

☐ Single-Family Residential ☒ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R-5 Proposed Zoning: R-5

Number of Buildings: 1 Parcel Size: 13,527 S.F.

Gross Floor Area/Total Units: 10,000 SF / 5 units Floor Area Ratio/Density: 2000 SF per unit

Parking Required: 10 spaces Parking Provided: 10 garage spaces

Setbacks: N - 50' from R-1 S - 0 E - 0 W - 0

Description of Request:

The proposed project of 6th Street Lofts consists of five townhomes within a single structure. The loft-style residences are approximately 2000 SF ea with individual rooftop terraces and a front entry porch on the second level. Distinctive features include french balconies and individual sidewalks to the private entries. Each unit has a private garage accommodating 2 cars, which is entered from the rear.

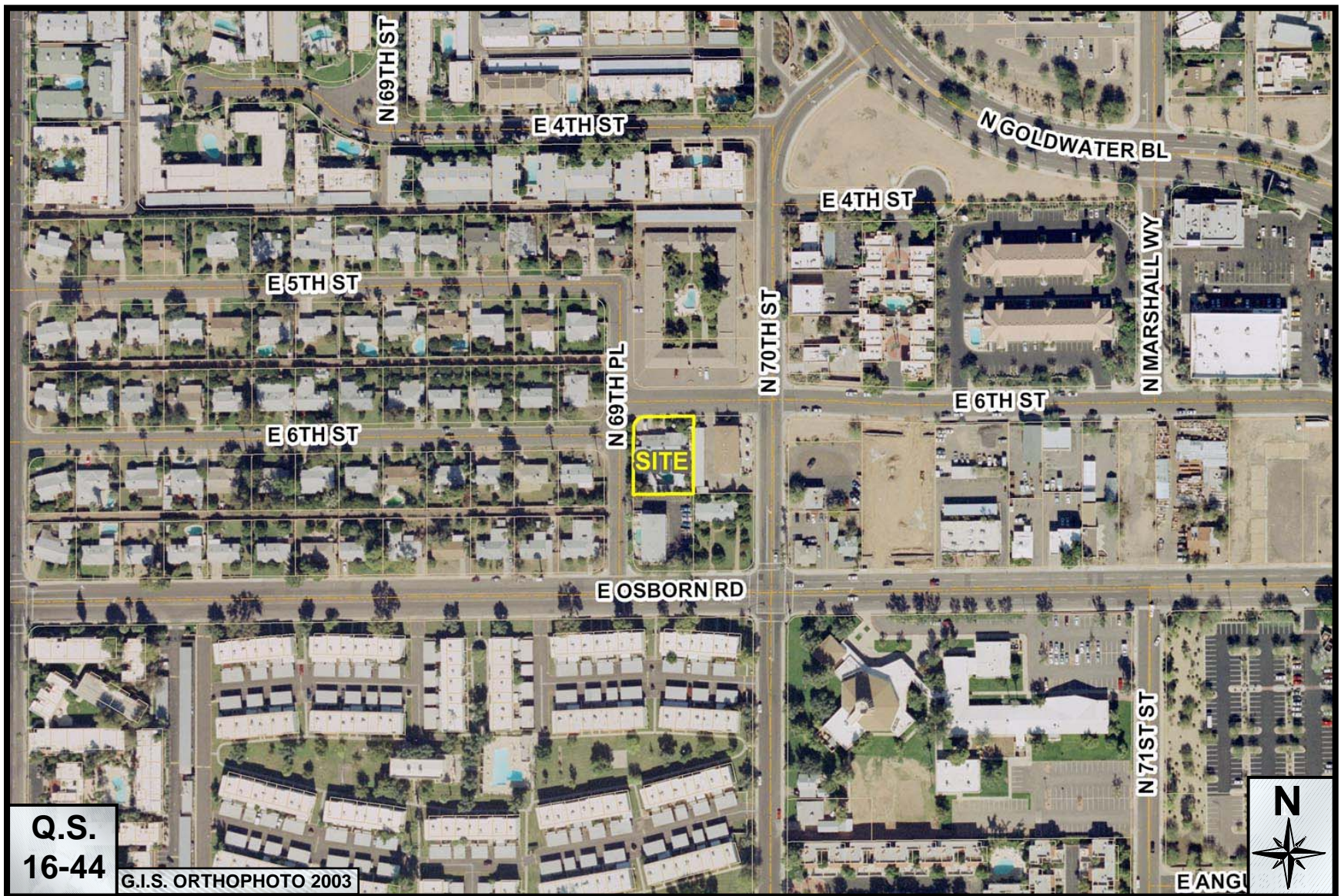
The goal was to create urban-friendly townhomes with modern conveniences, yet be unobtrusive to the existing R-1 & R-5 mixed neighborhood. The building's exterior materials (masonry & smooth stucco) were designed with this in mind. The landscape is also designed within the context of the surrounding community. It consists of plants found predominantly throughout Scottsdale with some turf to blend with the existing flood-irrigated neighborhood.

Planning and Development Services Dep ATTACHMENT #1

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480

141-PA-2005

I, 6



Q.S.
16-44

G.I.S. ORTHOPHOTO 2003

6TH STREET LOFTS

77-DR-2005

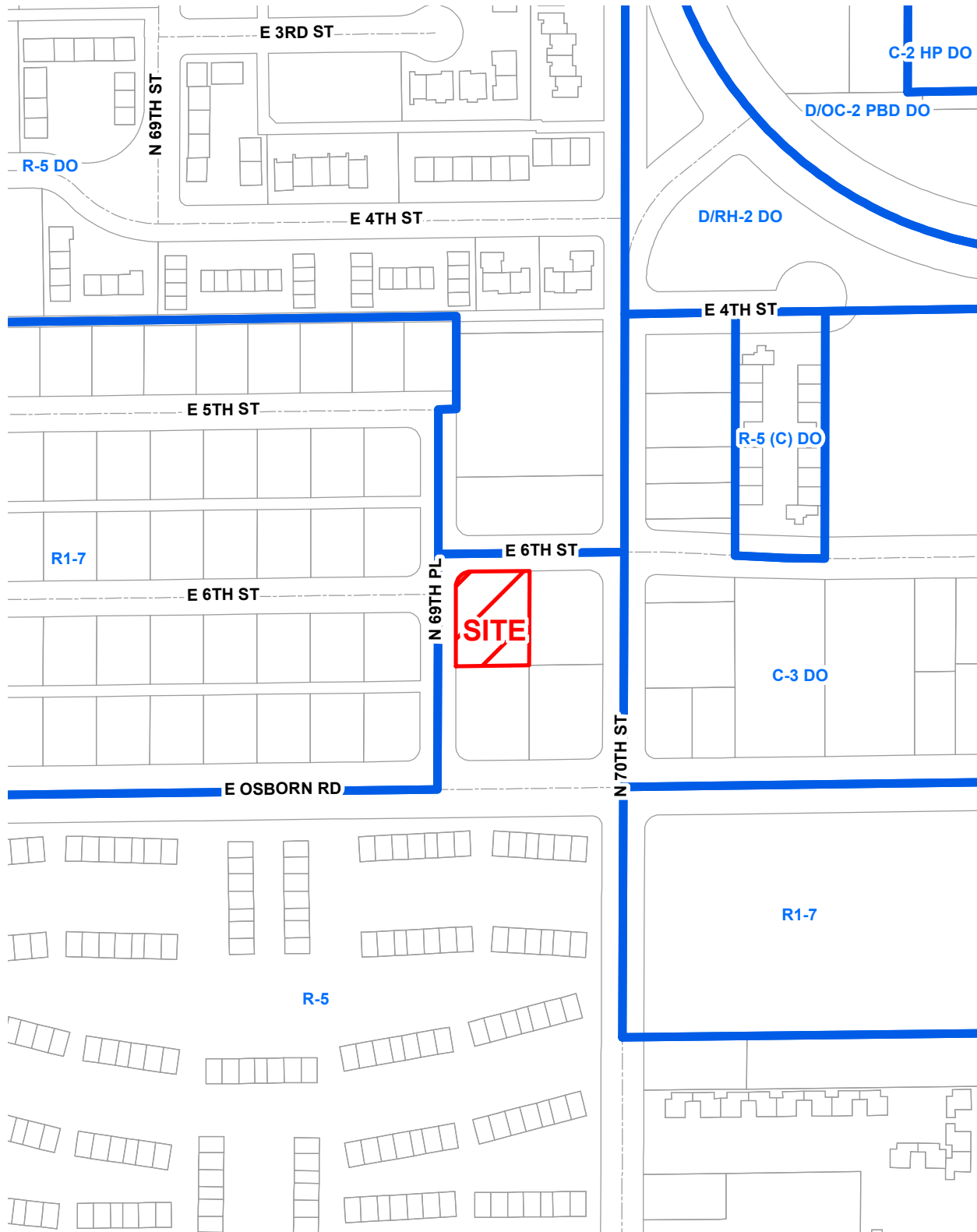
ATTACHMENT #2



6TH STREET LOFTS

77-DR-2005

ATTACHMENT #2A



77-DR-2005

ATTACHMENT #3



ADJACENT PROPERTY
ZONED R-1

ADJACENT PROPERTY
ZONED R-5

6th Street

Mitchell Drive

ADJACENT PROPERTY
ZONED R-1

SUPAL WAY

Site Triangle:
35 ft X 35 ft

Trees Shown are
Existing to Remain.
Refer to Landscape
Plan for Proposed
New Landscape.

Front
Yard
Open
Space:
3,460sf

Open
Space
870 sf

Trash
Enclosure

8'-ft
Site Wall

Concrete
Driveway

8'-ft CMU
Site Wall

50'-0"
BLDG SETBACK: 50'-0"
FROM R-1 PROPERTY LINE

BUILDING SETBACKS: 0'-0"
FROM R-5 PROPERTY LINES

PROPOSED PROJECT: 141-PA-2005
MULTI-FAMILY (5-Units)

ZONING: R-5 (Existing)

NET SITE AREA: 13,527 sf

Open Space:
Open Space Required:
22% of Net Area = 2,978 sf
Open Space PROVIDED: 4,330sf
Frontyard Open Space Required:
50% = 1,499 sf
Frontyard Open Space
PROVIDED: 3,460 sf

Private Outdoor Living Space:
Required: 10% or 200sf (per Unit)
Provided: Aprox 700sf (per Unit)

Building Height:
Allowed: 36-ft Maximum
Bldg Height Provided: 34'-0"
Top of Mechanical: 38'-0"

Gross Floor Area: 10,000 sf
(2000 sf Per Unit)

Parking Required: 10 spaces
Parking Provided: 10 spaces,
covered, 10'x21' each.

Phasing: Construction will take
place in one phase.

Refer to Civil Engineering for
Site Utility Info.

NOTE:
THIS SET OF DRAWINGS
HAS BEEN REPRODUCED AT
A REDUCED SIZE TO FIT
11X17 PAPER FOR DRB
MEMBERS, AND THEREFORE
THE NUMERICAL SCALE AS
NOTED IS NOT CORRECT.

SCALE 1/16" = 1'-0"

SUBSTITUTE
112.13

77-DR-2005

09/08/05

Design Development
NOT FOR
CONSTRUCTION

SITE PLAN

A-1

8 September 2005

PROJECT
6th STREET LOFTS
FIVE NEW TOWNHOMES
6937 East 6th Street Scottsdale, AZ

ARCHITECT
BONDERUD
ARCHITECTS, PLLC
10000 N. 19th Avenue, Suite 100
Phoenix, AZ 85021-3809
(602) 224-4000









CIVIL ENGINEER
SAF ENGINEERING
ELECTRICAL ENGINEER
SEI ENGINEERING
MECHANICAL ENGINEER
AS DESIGN, INC
10000 N. 19th Avenue, Suite 100
Phoenix, AZ 85021-3809
(602) 224-4000

NORTH

ATTACHMENT #4

[illegible]

PROLOGUES & AGENTS

PROLOGUES TO A SCENE:		
	DESIGN: TONY BIG SIZE VARIETY	1,300 SQ FT
	SMALL VINE MORNA SAMPALLA	8 GALLON TRAIN TO TRELIN
	KOTE CLUB MACANTHON UNKOW-EATT	7 GALLON TRAIN TO BITE WAIL
REMARKS		
	RED BIRD OF PARADISE CHERUPHIA PULCHERRIMA	8 GALLON
	DAPE HONEYBUZZLE TICOMANIA CUPRESSUS	8 GALLON
	KOTE (DWARF) RUELLA RUELLA BATHYRONIA	5 GALLON
INDEX		
	JACARANDA JACARANDA MINORIFLUA	34" HIGH
	OTRUS (CREEPING)	6"-18" THICK AS NEEDED

ARCHITECT
BONDERUD
ARCHITECTURE, PLLC
FANTANA BONDURUD, ALA

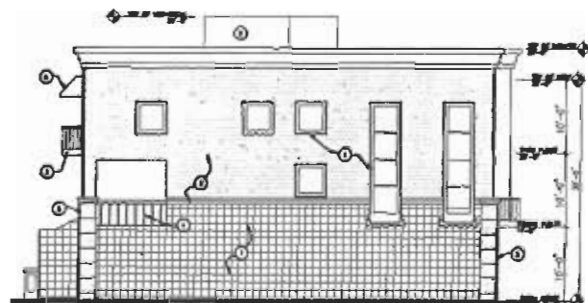
CIVIL ENGINEERING
SAFE ENGINEERING
ELECTRICAL ENGINEERING
MECHANICAL ENGINEERING
DESIGN, INC.

DRG SUBMITTAL:
NOT FOR
CONSTRUCTION

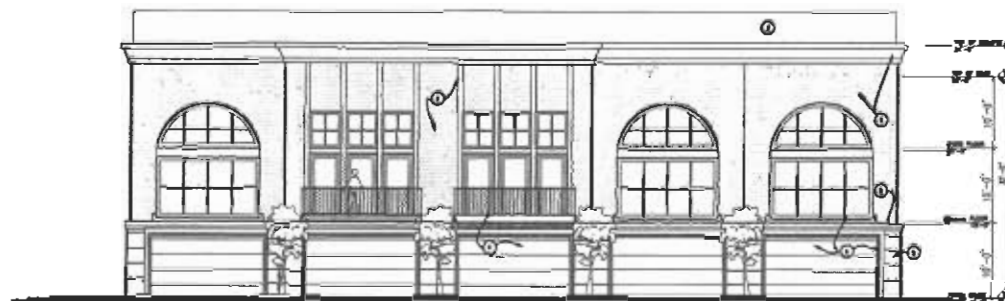
CONCEPTUAL
LANDSCAPE
PLAN

L-1

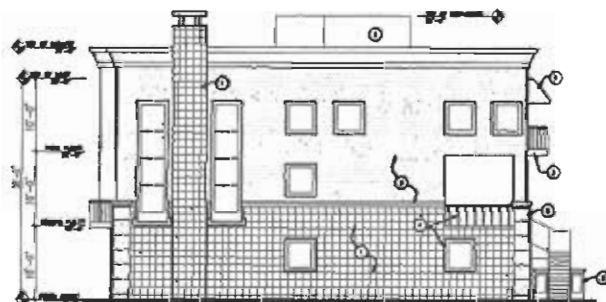
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SOUTH (SIDE) ELEVATION



EAST (REAR) ELEVATION



NORTH (SIDE) ELEVATION



WEST (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR COLORS & MATERIALS:

- ① BRICK (SOUTH SIDE)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ② BRICK (EAST SIDE)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ③ BRICK (NORTH SIDE)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ④ BRICK (WEST SIDE)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ⑤ BRICK (CORNER)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ⑥ BRICK (CORNER)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ⑦ BRICK (CORNER)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK
- ⑧ BRICK (CORNER)
BRICK: FACE BRICK, 2 1/2" x 3 1/2" x 8"
COLOR: LANSANA BRICK BY WESTON BLOCK

PROJECT:
6th STREET LOFTS
FIVE NEW TOWNHOMES
6937 East 6th Street Scottsdale, AZ

ARCHITECT:
MONDELEUS
ARCHITECTURE, PLLC
KATIEA MONDELEUS, AIA
34 West Camelback Road
Phoenix, AZ 85013-2008
(602) 123-4567

CIVIL ENGINEER:
SOF ENGINEERING
ELECTRICAL ENGINEER:
SM ENGINEERING
MECHANICAL ENGINEER:
PS DESIGN, INC.
STRUCTURAL ENGINEER:
GLAD CONSULTANTS

NOT FOR
CONSTRUCTION

BUILDING
ELEVATIONS

A-4

9 August 2005

77-DR-2005

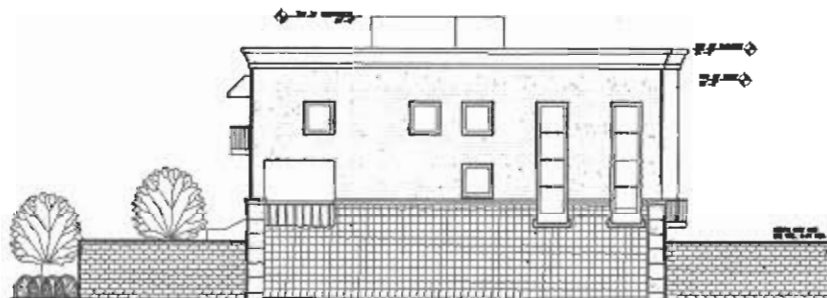
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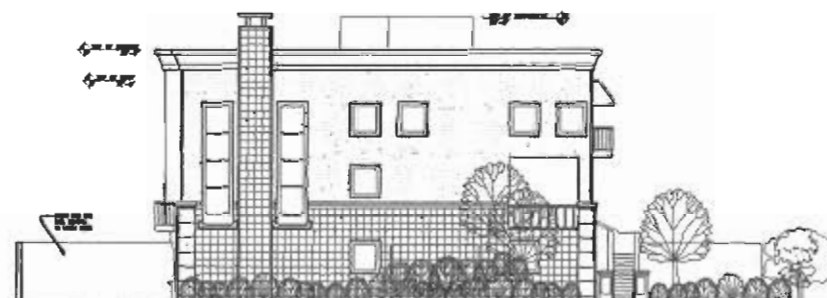
EAST (REAR) ELEVATION
VIEW FROM ADJACENT SITE



WEST (FRONT) ELEVATION
VIEW FROM SUPAI WAY



SOUTH (SIDE) ELEVATION
VIEW FROM ADJACENT SITE



NORTH (SIDE) ELEVATION
VIEW FROM 6TH STREET

0' 1' 2' 3' 4'
SCALE: 1/8" = 1'-0"

PROJECT:
6th STREET LOFTS
FIVE NEW TOWNHOMES
6937 East 6th Street Scottsdale, AZ

ARCHITECT:
BONDEN & BONDEN
ARCHITECTURE, PLLC
BARBARA BONDEN, AIA
1111 North Central Avenue
Suite 200
Phoenix, AZ 85004-2000
PHOTO: TON AND

CIVIL ENGINEER:
SWI ENGINEERING
ELECTRICAL ENGINEER:
SWI ENGINEERING
MECHANICAL ENGINEER:
KS DESIGN, INC.
STRUCTURAL ENGINEER:
CLEAN CONSULTANTS

THIS SUBMITTAL
NOT FOR
CONSTRUCTION

STREETSCAPE
ELEVATIONS

A-5

9 August 2005

77-DR-2005
09/08/05

ATTACHMENT #7



PROJECT

6th STREET LOFTS
FIVE NEW TOWNHOMES
6937 East 6th Street Scottsdale, AZ

ARCHITECT

MONDEBLUD
ARCHITECTURE PLLC
SANDRA MONDEBLUD, AIA
39 West Golden Street
Phoenix, AZ 85013-2891
(602) 722-4602

CIVIL ENGINEER

SAF CONSULTING
CIVIL ENGINEER
SE ENGINEERING
MECHANICAL ENGINEER
KS DESIGN, INC.
STRUCTURAL ENGINEER
CLUMP CONSULTANTS

SUBMITTAL TO:
DESIGN
REVIEW
BOARD

RENDERING
FROM
N.W. CORNER
OF SITE

77-DR-2005

11/03/05

2 November 2005

6th Street Lofts
6937 E. 6th Street
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☐ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☐ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☐ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☐ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)
 - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☐ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: 6th Street Lofts Case 77-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation sheet A-4 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan sheet A-1 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan sheet L-1 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Utility panels shall be oriented away from public vantage point or screened from public view by a wall to the full height of the panel. Utility panels, meters, and equipment shall be painted to match the adjacent wall surface.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s).
9. *Awnings shall be metal.*

SITE DESIGN:

DRB Stipulations

10. *For consistency with the elevation drawing referenced above, the carports labeled on the site plan shall be an enclosed garage.*

ATTACHMENT B

LANDSCAPE DESIGN:**DRB Stipulations**

11. *All species shall be selected solely from the ADWR Low Water Use / Drought Tolerant Plant List for the Phoenix Management Area.*
12. *No shrub, ground cover, succulent, or accent species with a maximum regional growth habit exceeding two feet shall encroach a site visibility triangle defined by the City of Scottsdale Design Standards and Policies Manual.*
13. *Trees shall be located no closer than ten feet from any transformer.*

Ordinance

- A. *Turf shall not exceed amounts permitted by City Code.*
- B. *Forty percent of trees shall be mature as defined in the Zoning Ordinance.*
- C. *In areas of mass planting of shrubs and ground covers within the ROW, spacing between plants shall be four feet on center or of greater density.*
- D. *In areas of mass planting of shrubs and ground covers on site, spacing between plants shall not be more than seven feet between projected mature canopies.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

14. *All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for *louvered bollards and louvered step lights*, as further restricted herein.*
15. *Except as further restricted herein, the individual luminaire lamp shall not exceed 100 watts*
16. *Louvered bollards shall not exceed 42 inches in height and shall not have a lamp wattage exceeding 35 watts.*
17. *Louvered or micro-louvered step lights shall be mounted to direct light downwards, and shall not have lamps exceeding 35 watts.*
18. *Flourescent lamps shall not exceed 26 watts.*
19. *The maximum height from finished graded to the bottom of any exterior luminaire shall not exceed 12 feet.*
20. *All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.*
21. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.0 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- c. *The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 feet in height) shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.*

Building Mounted Lighting:

- d. *All luminaires shall be recessed or shielded so the light source is not directly visible from property line.*

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

22. No exterior vending or display shall be allowed.
23. Flagpoles, if provided, shall be one piece, conical, and tapered.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

24. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
- Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevation sheet A-4 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.
 - The location and configuration of all site improvements shall be constructed to be consistent with the site plan sheet A-1 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.
 - Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan sheet L-1 submitted by Bonderud Architecture, P.LLC with a staff receipt date of 9/8/2005.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

25. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
26. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
- Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

- E. Unless a waiver has been approved by the City of Scottsdale prior to final plans approval, on-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
- Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
 - Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
 - (4) Off-site runoff must enter and exit the site as it did historically.
 - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- F. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a Final Drainage Report and Plan, subject to City staff approval.
- G. Underground Stormwater Storage:
- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
6 th Street	Minor Collector	Existing	Existing	Existing	6' wide side-walk required along the frontage
Supai Way	Minor Collector	Existing	Existing	Existing	6' wide side-walk required along the frontage
Driveway behind the garages	Driveway (private)	N/A	24' minimum width is required.	N/A	N/A

Ordinance

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- I. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

DRB Stipulations

27. The developer shall design the dead-end parking aisle in general conformance with the included detail.

Ordinance

- J. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sight Distance Triangle	Transportation requirement.
Emergency Access	Fire requirement.

DRB Stipulations

28. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

29. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Supai Way and 6th Street except at the approved driveway location.

Ordinance

K. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

L. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

30. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures and #2147-1 for double enclosures.

31. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

M. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- (2) Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.

- N. Underground vault-type containers are not allowed.
- O. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- P. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

- 32. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
- 33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

DRB Stipulations

- 34. Basis of Design Report (Water):
 - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

Ordinance

- Q. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

- 35. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
- 36. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

R. Privately owned sanitary sewer shall not run parallel within the waterline easement.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

As-Built Plans.

37. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

S. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

38. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. A Drainage / Stormwater Management Plan must be approved by the City of Scottsdale Stormwater Management Division